

## Appendix

8. Details of the application

- 8.1. The application seeks permission to construct a flat roof single storey extension to the rear (north-east) elevation of the existing dwelling creating an enlarged kitchen/family room.

9. Site and surroundings

- 9.1. The application site consists of a two storey semi-detached dwelling with a brick finish to all the elevations and a tiled roof, with a two storey rear extension constructed following conditional planning permission being granted (ref: 06/00130/FUL). There is also a garage located on the side (north) boundary of the application site which is proposed to be demolished to provide space for the proposed single storey rear extension.

- 9.2. There is a rear garden of considerable size located to north-east of the existing dwelling. The adjacent road, Nottingham Road, is located west of the application site. The dwelling is adjoined to adjacent neighbouring property 45 Nottingham Road located south of the application site. Adjacent neighbouring property 41 Nottingham Road is located north of the application site. The application site is located within the Nottinghamshire Green Belt.

10. Relevant Planning History

- 10.1. **06/00130/FUL** – Construct two storey rear extension and loft conversion to dwelling – granted conditional planning permission.

11. Relevant Policies and Guidance11.1. **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

11.2. **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity

11.3. **National Planning Policy Framework (NPPF) 2023**

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt land

#### 11.4. **Nuthall Neighbourhood Plan**

The Nuthall Neighbourhood Plan was adopted in October 2018.

- Policy 5 – Design and the Historic Environment

#### 12. Consultations

- 12.1. No comments from technical consultees are required for this application.
- 12.2. Two neighbouring properties were consulted on the application and two responses were received. Both responses raised no objections to the development proposal.
- 12.3. Councillor G S Hills was consulted on the application with no comments received. Nuthall Parish Council were consulted on the application with no comments received. Councillor P J Owen was consulted on the application and requested for the application to be determined by the Planning Committee, as recommendation would be to refuse due to site being in Green Belt.

#### 13. Assessment

- 13.1. The main issue relates to whether the principle of the proposed single storey rear extension is acceptable in the Green Belt. Considerations in regard to design, neighbour and occupier amenity and the impact upon access (highway safety) impact will also be assessed as part of the report.
- 13.2. **Principle of Development within the Green Belt**
- 13.3. The application site is located within the Nottinghamshire Green Belt and therefore the principle of development is subject to whether or not it complies with Local and National Green Belt Policy. Paragraph 154 of the National Planning Policy Framework (NPPF) 2023 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the Broxtowe Local Plan Part 2 (2019) states that 'Disproportionate additions' to a building will be treated as those that, taken

cumulatively, exceed 30% of the volume of the original building.

- 13.4. The volume calculations included as part of previous application – **06/00130/FUL** – the construction of two storey rear extension and loft conversion to dwelling which was granted conditional planning permission – state that the original volume of the property = 326.6 cubic metres and the total volume of existing extensions and the proposed extensions = 143.36 cubic metres. Therefore, the volume increase from the original volume of the dwelling to the existing and proposed extensions as part of previous application **06/00130/FUL** was 43.9%, hence already above the permitted 30%.
- 13.5. The volume of the proposed single storey rear extension as part of this application (24/00184/FUL) was calculated to be 48.7 cubic metres. Therefore, the proposed volume increase from the original dwelling to the addition of the proposed single storey rear extension would be 14.9%. This means that the total volume increase from the original dwelling to all previous extensions and the proposed single storey rear extension would equal 43.9% + 14.9% = 58.8% which is significantly higher than the permitted 30% volume increase allowed.
- 13.6. The proposed single storey rear extension, taken cumulatively with previous extensions, would result in a volume increase above the permitted 30% allowed for dwellinghouses located within the Green Belt, hence is considered to be a disproportionate addition. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8 of the Broxtowe Local Plan Part 2 (2019). The proposal is therefore considered to be inappropriate development in the Green Belt.
- 13.7. **Design**
- 13.8. Policy 10 of the Aligned Core Strategy (2014) states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan (2019) states that development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 13.9. Policy 5 of the Nuthall Neighbourhood Plan (2018) states that design of all new development should enhance and positively contribute to the character of the area in which it is located (Larkfields) – as shown on Policy Map 10 of Nuthall Neighbourhood Plan. It is stated in the Nuthall Neighbourhood Plan that the Larkfields character area is typified by:
- A mix of housing types.

- Outside of the historic core the character of the area is typified by semi-detached two storey houses with large front and rear gardens.

13.10. It is considered the massing, scale, height and design of the proposed single storey rear extension is acceptable. This is because the proposed single storey rear extension is not considered to be an incongruous feature as its relatively modest height and size is not considered to dominate the existing dwelling. The proposed single storey rear extension will have a flat roof and will be constructed using brick to match the existing dwelling which is considered acceptable.

13.11. The site is not considered to have any architectural interest nor is it in a conservation area, therefore, the development is considered to be an acceptable addition to the building in this location. To conclude, the proposed development is considered to reflect an acceptable level of design.

#### 13.12. **Neighbour Amenity**

13.13. Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. Policy 17 of the Part 2 Local Plan (2019) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

13.14. It is considered the proposed single storey rear extension is unlikely to cause loss of amenity to adjacent neighbouring property 45 Nottingham Road, located south of the application site. This is because the relatively moderate height and size of the proposed single storey rear extension is considered unlikely to cause loss of amenity to adjacent neighbouring property 45 Nottingham Road.

13.15. It is considered loss of amenity is unlikely to occur to adjacent neighbouring property 41 Nottingham Road located north of the application site. This is because of the separation distance and relatively moderate height and size of the proposed single storey rear extension that loss of amenity is unlikely to occur to 41 Nottingham Road.

13.16. To conclude, it is considered the proposed development is acceptable in terms of impact upon the amenity of neighbouring properties.

#### 13.17. **Access (Highway Safety)**

13.18. Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. It is considered due to the location of the proposed extension to the rear of the existing dwelling an impact in terms of reduced

visibility is unlikely to occur, therefore, an impact in terms of highway safety is unlikely to occur.

13.19. To conclude, it is considered the proposed development is acceptable in terms of access (highway safety) impact.

14. Planning Balance

14.1. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers of the dwelling. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to impact upon the amenity and highway safety of the neighbouring properties for the reasons outlined above. A negative impact of the proposal is that the development would be inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30% volume.

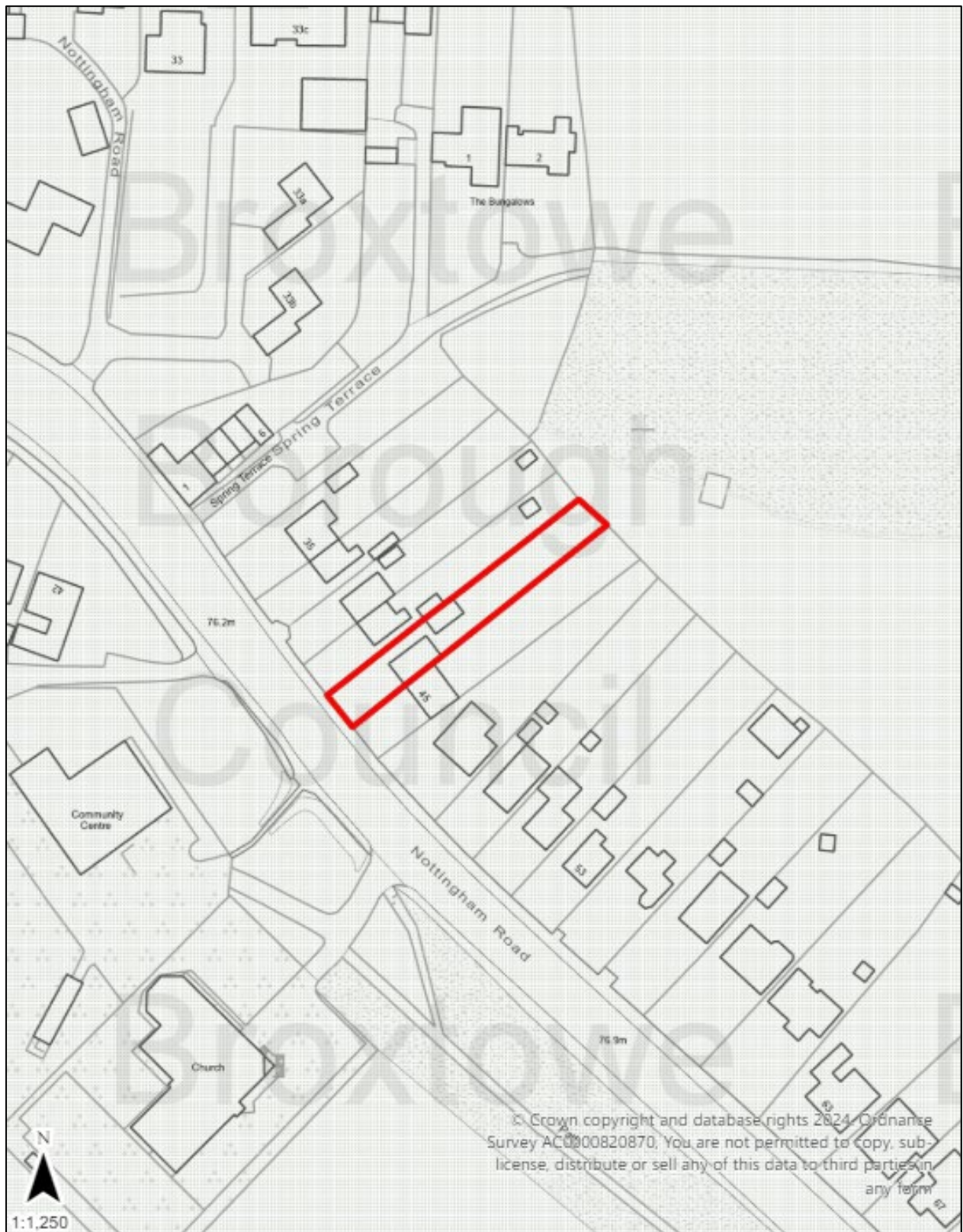
14.2. It is considered, on balance, the negative impact in regards to the development being contrary to Local and National Green Belt Policy carries sufficient weight to outweigh the benefits of the proposal. Therefore, it is considered the application should be refused as it constitutes inappropriate development within the Green Belt.

15. Conclusion

15.1. It is concluded that, having regard to the relevant policies of the Local Plan, NPPF and to all other material considerations including the Public Sector Equality and comments received in the representations, the development is unacceptable and should be refused as it constitutes inappropriate development within the Green Belt.

<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be refused subject to the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2023 and there are no other material considerations that justify treating this proposal as an exception.
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

**Site Map – 24/00184/FUL – 43 Nottingham Road, Nuthall, NG16 1DN**



- Legend**
- Green Belt
  - Site

**Photographs**



Photograph showing where the proposed single storey rear extension would be located and the existing garage which would be demolished.



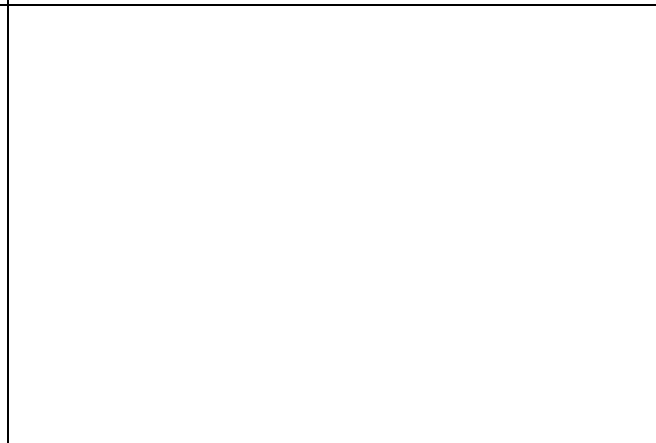
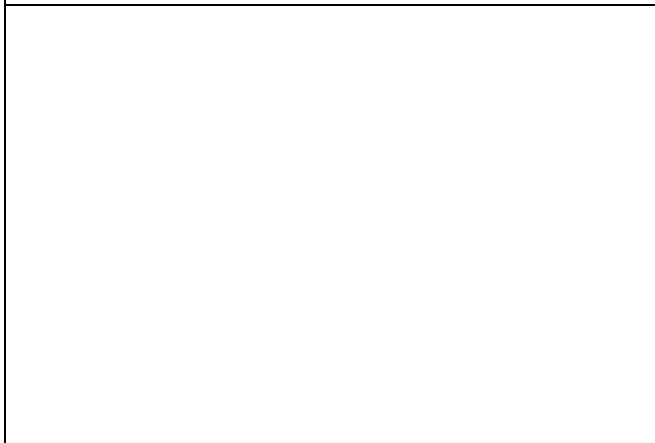
Another photograph showing where the proposed single storey rear extension would be located and the existing garage which would be demolished.



Photograph showing rear elevation of adjacent neighbouring property 45 Nottingham Road, located south of the application site.



Photograph showing rear garden of the application site which the proposed single storey rear extension would face towards.







Photograph showing single storey rear extension of adjacent neighbouring property 41 Nottingham Road, located north of the application site.



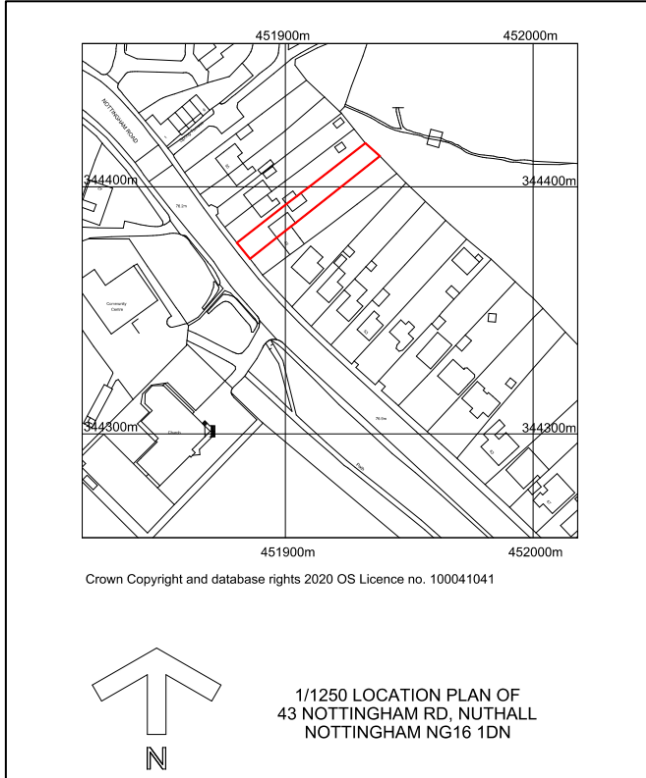
Photograph showing existing garage which is proposed to be demolished to provide space for the proposed single storey rear extension.



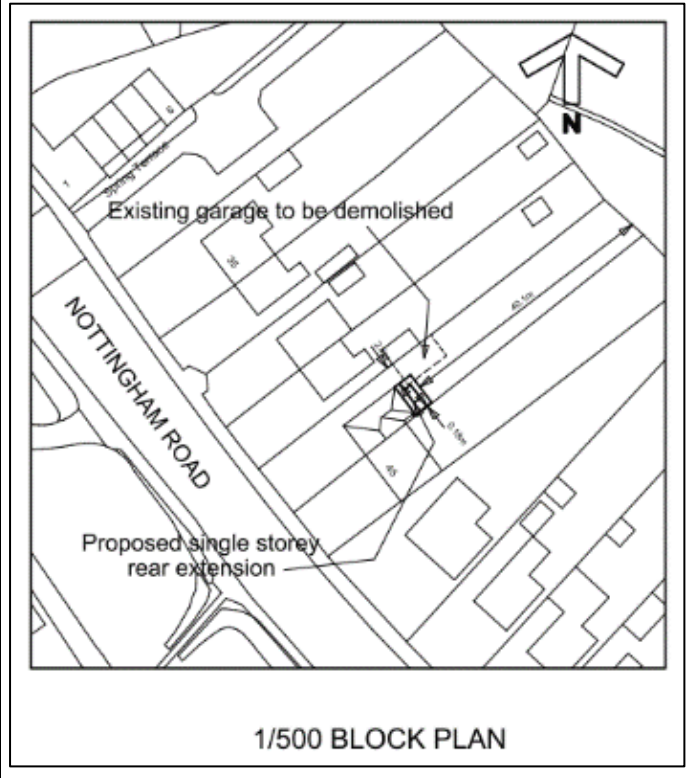
Another photograph showing proposed location of single storey rear extension.

**Plans (Not to Scale)**

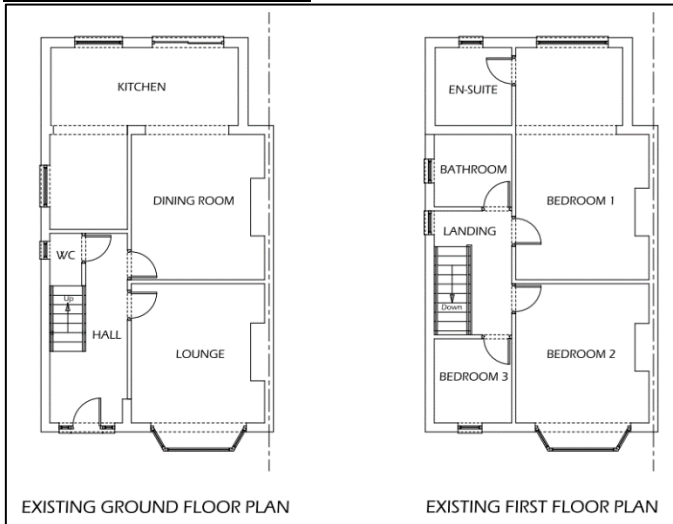
**Site Location Plan**



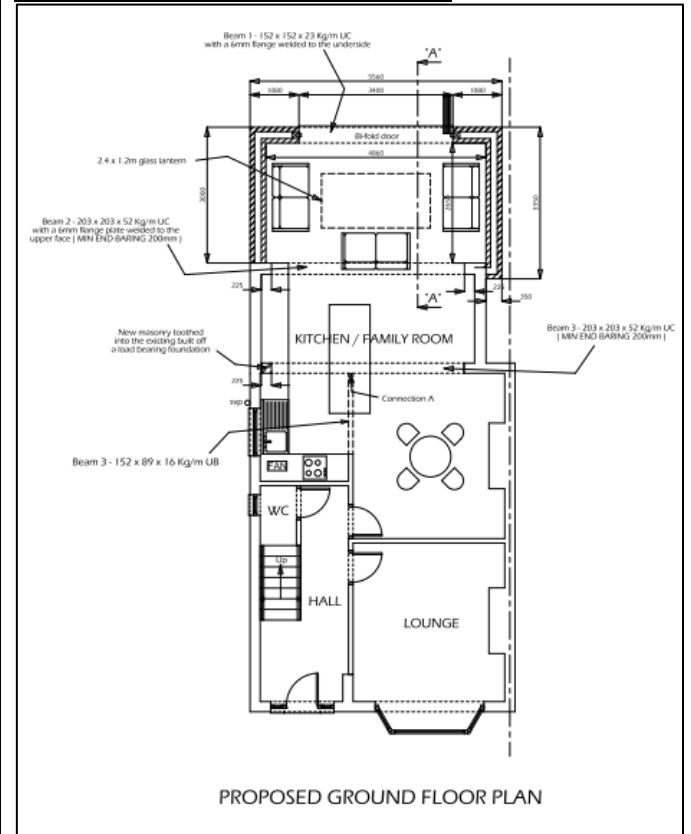
**Proposed Block Plan**



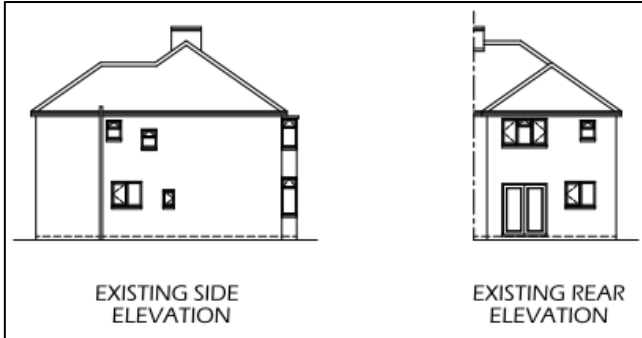
**Existing Floor Plans**



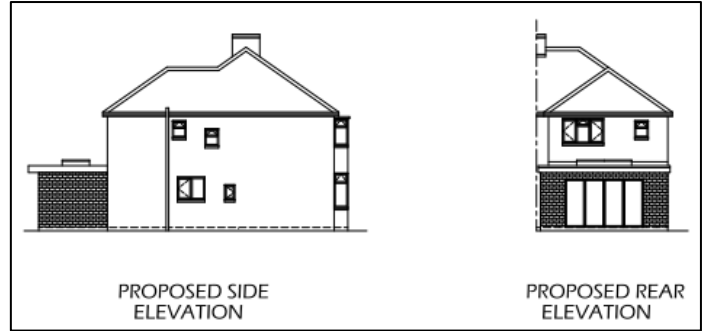
**Proposed Ground Floor Plan**



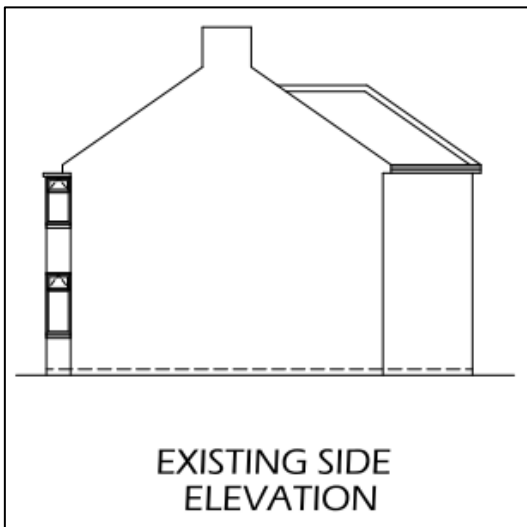
**Existing Side (North) and Rear Elevations**



**Proposed Side (North) and Rear Elevations**



**Existing Side (South) Elevation**



**Proposed Side (South) Elevation**

